

\$325,000 - 1314, 4270 Norford Avenue Nw, Calgary

MLS® #A2246966

\$325,000

1 Bedroom, 1.00 Bathroom, 422 sqft

Single Family on 0.00 Acres

University District, Calgary, Alberta

Welcome to The Rosa, a magazine-worthy corner unit condo in Dean's Landing that redefines modern living. This brand-new, never-occupied residence features 422.27 sq ft of thoughtfully designed space, boasting lofty 9' to 10' ceilings and an abundance of natural light from large windows. Step outside to your own private 56 sq ft balcony, perfect for hosting summer barbecues or enjoying a serene morning coffee. The chef-inspired kitchen offers ample countertops and a dedicated pantry, while the spacious bedroom accommodates a queen-size bed with ease, complemented by a large closet. Convenience is key with in-suite laundry facilities discreetly placed away from the living areas. The unit includes a titled parking stall, and the building is secured with heated underground parking, bicycle storage, and an electric charging stations. Nestled in Rohit's Deans Landing., The unit is just moments away from shopping and dining in the award-winning University District, as well as the University of Calgary, Market Mall, Children's and Foothills Hospitals. Enjoy nearby parks, scenic pathways, schools, and recreation centers, making this the perfect home for students, professionals, and families alike. Experience the ultimate blend of style, comfort, and convenience in University District – your new place to call home awaits! Book to view! (id:6289)

Built in 2025



Essential Information

Listing #	A2246966
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Square Footage	422
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1314, 4270 Norford Avenue Nw
Subdivision	University District
City	Calgary
Province	Alberta
Postal Code	T3B6P8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Elevator, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground, Visitor Parking
# of Garages	1

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Electric Baseboard heaters
Cooling	See Remarks
# of Stories	4

Exterior

Exterior	Stone, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Realty Professionals
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Listing information last updated on October 14th, 2025 at 5:16am PDT